

Services

Mains gas, water, drainage, and electricity.

Extras

All carpets, fitted floor coverings, and blinds.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

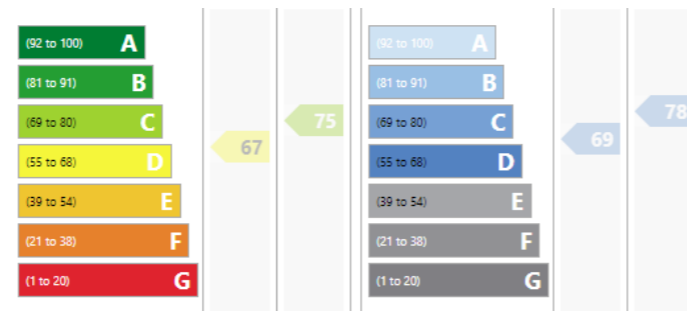
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
A full Home Report is available via Munro & Noble website.



**Flat 1, 37 Innes Street
Inverness**

IVI INP

This beautifully presented ground floor flat boasts gas central heating, a rear garden, and spacious accommodation throughout.

OFFERS OVER £140,000

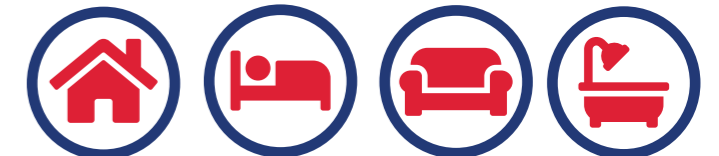
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



Flat | 2 Bedrooms | Reception | Bathroom



Gas | Communal | On-Street Parking

Lounge/Diner



Kitchen Area



Property Description

Flat 1, 37 Innes Street is a beautifully presented two bedroomed ground floor flat located just a short walk away from Inverness City Centre. Boasting gas central heating, deceptively spacious accommodation, a rear garden, and an ideal location within the Crown Primary School catchment, this property is sure to appeal to a wide range of purchasers. A secure communal entrance leads to the property's front door which opens into the entrance hall which benefits from a walk-in wardrobe. From here, the open plan lounge/diner/kitchen provides the perfect communal area to relax, eat, and entertain; with large glazing providing a bright ambiance, and the included woodburning stove proving additional warmth. The fully fitted kitchen comprises wall and base mounted units with worktops and splashback tiling, a stainless-steel sink with mixer tap and drainer, and space for standalone appliances including plumbing for a dishwasher and washing machine. Both bedrooms are generously proportioned and can comfortably fit double beds. Completing the internal accommodation is the bathroom which comprises a bath with mains shower over, a WC, a heated towel rail, and a vanity mounted wash hand basin. In addition to the accommodation within, the property has its own private walk-in store cupboard in the communal hallway that houses the gas combi boiler.

Externally, the property boasts its own private rear patio area with canopy, ideal for summer evenings, that backs out onto the shared garden that is laid to lawn. Innes Street is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Rooms & Dimensions

Entrance Hall

Lounge/Diner

Approx 4.91m x 2.83m

Kitchen Area

Approx 2.43m x 3.60m

Bathroom

Approx 1.82m x 1.83m

Bedroom Two

Approx 2.84m x 3.59m*

Bedroom One

Approx 3.10m x 3.67m

(*At widest point)

Bathroom



Bedroom One



Bedroom Two

